

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Robert Cardwell, Jr.  
1080 Highway 49  
Columblana, AL 35244

PARCEL# 58-20-3-06-0-000-008.003

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of EIGHTY TWO THOUSAND AND NO/100 DOLLARS (\$82,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Alan J. Dreher, a married man**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Robert Cardwell, Jr. and Barbara A. Cardwell** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initial ALB

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

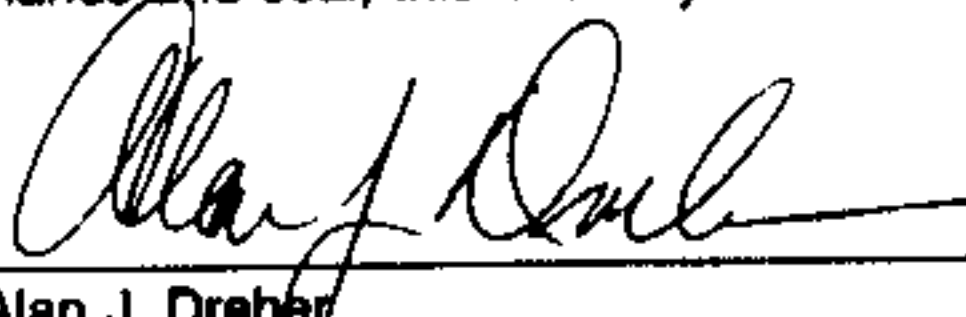
\$73,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 21st day of November, 1996.

  
Alan J. Dreher

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Alan J. Dreher, a married man**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of November, 1996.

  
Notary Public

My Commission Expires: 11/20/2000

Inst # 1996-39192

11/27/1996-39192  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MC3 19.50

Inst # 1996-39192

THIS LEGAL DESCRIPTION IS HEREBY MADE A PART OF THAT CERTAIN DEED FROM ALAN J. DREHER TO ROBERT CARDWELL, JR. AND BARBARA A. CARDWELL, DATED 11/21/96.

EXHIBIT "A"

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 21 South, Range 1 East; thence run Easterly along the South line thereof for 34.70 feet; thence 89 degrees 43 minutes 48 seconds left run Northerly 916.82 feet to a point on the Easterly right of way of Shelby County Highway #49 and the point of beginning; thence continue along said right of way for 32.57 feet; thence 67 degrees 03 minutes 55 seconds right run Northeasterly 128.74 feet; thence 23 degrees 44 minutes 08 seconds right 85.17 feet to the center of a branch; thence 84 degrees 52 minutes 50 seconds left run Northerly along said branch 22.24 feet; thence 25 degrees 29 seconds right run Northeasterly along said branch 133.34 feet; thence 17 degrees 58 minutes 53 seconds left 205.05 feet; thence 76 degrees 24 minutes 16 seconds right run Easterly 543.06 feet; thence 104 degrees 32 minutes 33 seconds right run Southwesterly 205.16 feet; thence 3 degrees 24 minutes 16 seconds left 189.83 feet; thence 81 degrees 34 minutes 44 seconds right run Westerly 342.70 feet; thence 1 degrees 56 minutes left 311.12 feet; thence 23 degrees 44 minutes 08 seconds left for 135.13 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #9049, dated September 27, 1996.



Inst # 1996-29192

11/27/1996-29192  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 RD 11.20